

25 Sunrise Drive, Pleasanton, TX 78064

FILED FOR RECORD

2022 JAN 20 AM 11:14

21-008363

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
DIANE GONZALES
ATASCOSA COUNTY CLERK

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 03/01/2022

Time: Between 12:00 PM to 3:00 PM and beginning not earlier than 12:00 PM to 3:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Atascosa County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 5/31/2012 and recorded in the real property records of Atascosa County, TX and is recorded under Clerk's File/Instrument Number, with Elvin E. Stinson and Maureen M. Stinson (grantor(s)) and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Urban Financial Group, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Elvin E. Stinson and Maureen M. Stinson, securing the payment of the indebtedness in the original amount of \$266,487.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL OF TRACT NUMBER TWENTYFIVE (25), PLAT NO. 1 OF OAK PARK ESTATES, AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 20, OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS



4740374

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1
2900 Esperanza Crossing
Austin, TX 78758

Troy Martin

SUBSTITUTE TRUSTEE

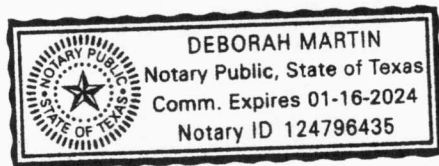
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of January, 2022.

Deborah Martin
NOTARY PUBLIC in and for



Medina COUNTY
My commission expires: 1/16/2024
Print Name of Notary: Deborah Martin

CERTIFICATE OF POSTING

My name is Troy Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Jan. 20, 2022 I filed at the office of the Atascosa County Clerk and caused to be posted at the Atascosa County courthouse this notice of sale.

Troy Martin
Declarants Name: Troy Martin
Date: 1/20/2022